

COMPASS BLUEPRINT: IMPLEMENTATION PROJECT CITY OF RIALTO

MARCH 2008



**COMPASS
BLUEPRINT**
new directions for growth

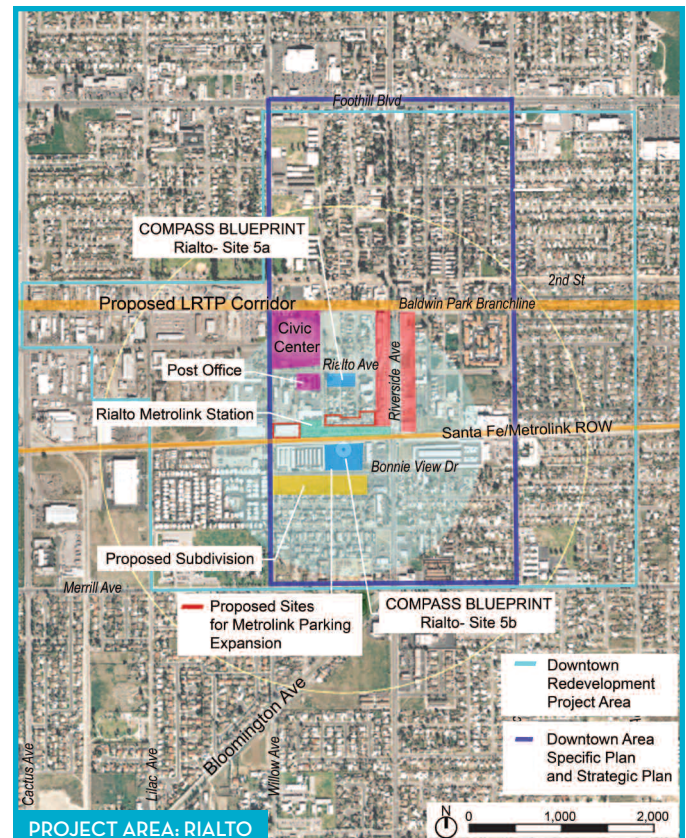


SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

It's Time to Plan Now for Rialto's Sustainable Development!

COMPASS BLUEPRINT OVERVIEW

The City of Rialto is working with the San Bernardino Association of Governments (SANBAG) and the Southern California Association of Governments (SCAG) on a growth envisioning process for San Bernardino County known as COMPASS Blueprint. Through this process, cities are encouraged to start planning now for sustainable, healthy and environmentally friendly future growth. In September 2006, Gruen Associates was selected to lead the COMPASS Blueprint Implementation Project. The consulting team also consists of The Robert Group for public involvement, Economic Research Associates for economic analysis, and Parsons Transportation Group which is developing the Long Range Transportation Plan for San Bernardino County. The consulting team met with property owners and staff in the City of Rialto to discuss the importance of planning now for growth that promotes pedestrian friendly mixed-use



developments in close proximity to future transportation slated for the City.

LONG RANGE TRANSPORTATION PLAN

Future transportation under consideration for San Bernardino County includes extension of the

COMPASS Blueprint promotes development supportive of improved transportation mobility and access; livable and desirable communities; environmental quality; and economic vitality, while supporting and preserving existing stable residential neighborhoods.



EXAMPLE: BRT, SAN FERNANDO VALLEY

MTA Gold Line to Ontario Airport as well as Bus Rapid Transit (BRT) throughout the County. BRT combines the quality of rail transit and the flexibility of buses, and it can operate on bus lanes, HOV lanes, expressways, or ordinary streets. A BRT system combines a simple route layout, frequent service, limited stops, passenger information systems, often exclusive lanes, traffic signal priority for transit, cleaner and quieter vehicles, rapid and convenient fare collection, high-quality passenger facilities, and integration with land-use policy.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

In preparation for these future transportation projects, the COMPASS team is working with the City of Rialto to study an opportunity site that could be developed to accommodate Transit Oriented Development. TOD is the creation of compact, walkable communities centered around high quality transit systems. This makes it possible to live a higher quality life without complete

dependence on a car for mobility and survival. Typical characteristics of a TOD within one-half mile of a station are:

- An attractively designed transit station with pedestrian amenities
- Diverse uses such as residential, retail, office, entertainment and recreational facilities
- Higher development intensity near the transit station tapering off near the edges
- Interconnected network of streets
- Parking behind buildings

CITY OF RIALTO SITES

Two sites have been selected for the Rialto concept study. Site 1 (5a) is located on Rialto Avenue between Palm and Orange Avenues. This City-owned site is 0.93 acres and it is also currently vacant. The Rialto Metrolink Station is south of the site at the termination of Palm Avenue. Site 2 (5b) is located on Bonnie View Drive in between Willow Avenue and Riverside. The site is 2.89 acres and is located directly south of the Metrolink Station and railroad tracks. The nearby Rialto Metrolink station is situated on Palm Avenue with



EXAMPLE: MIXED-USE DEVELOPMENT IN SOUTH PASADENA

dedicated transit parking available along the railroad tracks between Riverside and Palm Avenues. Within a half-mile radius surrounding this site is Rialto's downtown, which is focused along both sides of Riverside Avenue. Downtown Rialto has an attractive and pedestrian-friendly streetscape with a wide landscaped median, broad sidewalks, on-street parking, decorative crosswalks, shops and small businesses. There are a considerable number of vacant and underutilized properties within one-half mile of the area.

STAKEHOLDER INTERVIEWS

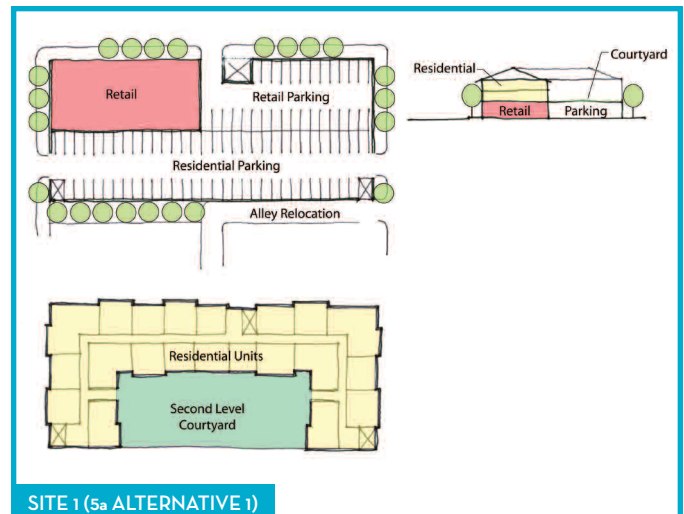
The COMPASS team spoke with City of Rialto staff as well as some elected officials to obtain their ideas for developing the site. In addition, COMPASS consultants attended downtown visioning process public meetings to learn more about the local community's aspirations for this site. The City staff and elected officials are supportive of TOD around the Metrolink station area, and they would like plans that connect the downtown area with the station in a pedestrian friendly environment.

CONCEPTS FOR THE SITES

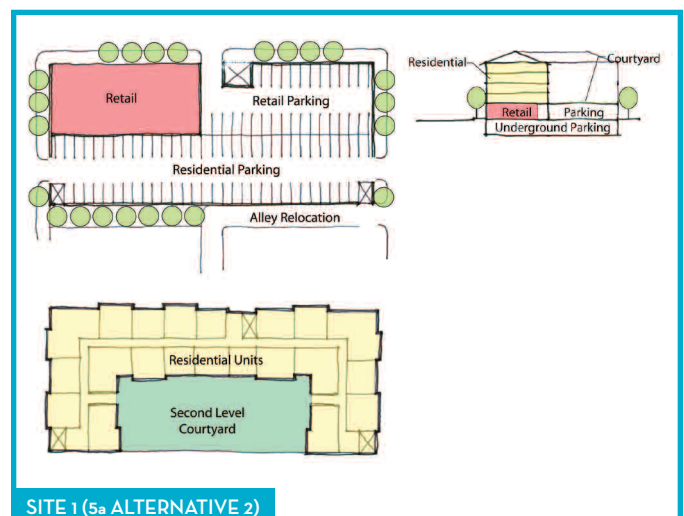
The City of Rialto is currently drafting a Downtown Vision and Strategic Plan that would essentially transform Downtown Rialto into a livable, workable, mixed-use district. This mixed-use district would be a TOD adjacent to the existing Metrolink Station. Consistent with the City's vision, the Compass Blueprint vision for both sites is a TOD community.

For Site 1 (5a), four alternatives range from three-story mixed-use residential and retail, five-story mixed-use residential and retail, live-work/townhomes, and office/retail/restaurant.

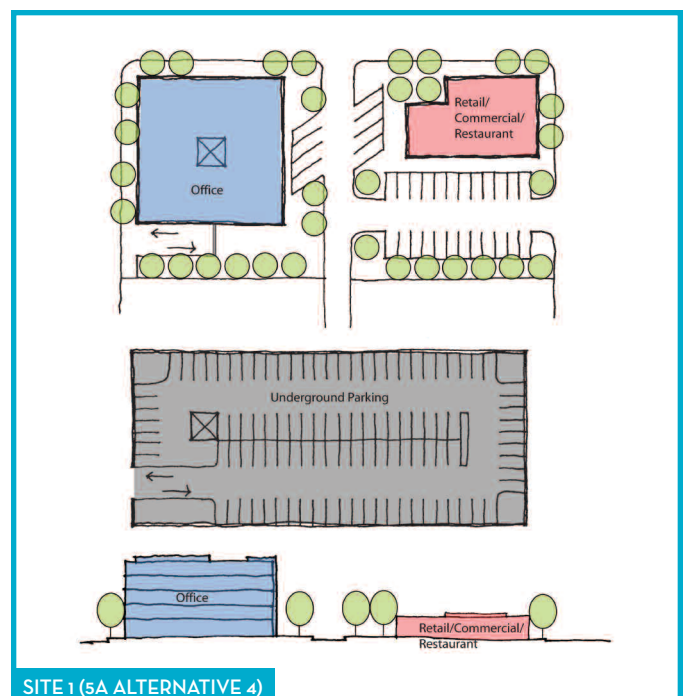
For Site 2 (5b), the first alternative consists of three stories of residential over 1 level of parking, with townhomes to the south. The second alternative takes the same concept as the first



SITE 1 (5a ALTERNATIVE 1)



SITE 1 (5a ALTERNATIVE 2)



SITE 1 (5a ALTERNATIVE 4)

alternative but instead increases the building to five stories over two levels of parking.

CURRENT CITY PLANS

The City's General Plan was last prepared in 1992 and it is currently being updated with assistance from a consulting firm. Completion of the General Plan is scheduled for fall 2008. Also, a Downtown Visioning and Strategic Plan is underway by another consulting firm and is expected to be completed in early 2008. A study to identify additional Metrolink station parking is also underway and four sites near the station are currently being studied.

By planning now for future transportation and TOD, the City of Rialto can develop into a sustainable City. Rialto has an opportunity to set an example throughout San Bernardino County and Southern California for smart growth.

CONTACT INFORMATION

For more information and to obtain a copy of the full working paper on this study for the City of Rialto please contact:

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